

## **ABSTRACT**

### **The governing bodies of the association of owners of (residential) units and their decision/making**

This thesis deals with the governing bodies of the association of owners of (residential) units, their position in Czech legal order and their decision-making. Thesis is focused on the performance of decision making in practise and problems which are associated with it. It focuses primarily on the enactment of Act No. 72/1994 Coll., Act on ownership of (residential) units, including government regulation No. 371/2004 Coll., where are defined standard Articles of owners of (residential) units, which focuses on the problematic provisions or lack of legislation.

The thesis consists of four chapters. The first chapter is introductory, there are defined goals of the work, position of ownership of units in the Czech legal system, its historical development and definition of key terms.

The second chapter describes the association of owners of (residential) units as a legal person, its origin, the rights and obligations standing in the legal system, including membership, which takes a closer view of the conditions, rights and obligations of individual members, and way of termination of membership.

The third chapter describes the governing bodies of the association of owners of (residential) units. This chapter is divided into three parts, the first of them describes the status of the body especially the assembly and the executive bodies of unit owners, the second part describes their appointment or election, and then the third part describes their decision-making, when the thesis deals with the possibilities of convening, negotiation process, including voting and decisions-making.

The fourth chapter compares current effective law with the new legislation, which brings the new civil law, presented by act No. 89/2012, which comes into effect on 1st January 2014, and the only practise in future shows his substantiation.